## TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

Property ID: R27886

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Property Information
property address: 703 GARDEN ACRES
legal description: GARDEN ACRES, LOT 43R
owner name/address: FARINOLA, ADRIANO
3901 S TEXAS AVE
BRYAN, TX 77802-4020
full business name:
land use category: Vacat type of business:
current zoning: C2 occupancy status: Vacant
lot area (square feet): 11,954 frontage along Texas Avenue (feet): $\triangle$
lot depth (feet): 154.09 sq. footage of building: (Aone lists
property conforms to: □ min. lot area standards □ min. lot depth standards □ min. lot width standards \ctube \ctu
Improvements
# of buildings: building height (feet): # of stories:
type of buildings (specify):
building/site condition:
buildings conform to minimum building setbacks:   yes no (if no, specify)
approximate construction date: accessible to the public: □ yes □ no
possible historic resource: □ yes □ no sidewalks along Texas Avenue: □ yes ⋈ no
ather immersion and a second of the control of the
(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs
□ yes 寅no □ dilapidated □ abandoned □ in-use
# of signs: type/material of sign:
overall condition (specify):
removal of any dilapidated signs suggested? □ yes □ no (specify)
Temovar of any unapidated signs suggested: If yes I no (specify)
Off-street Parking
improved: □ yes ⋈ no parking spaces striped: □ yes □ no # of available off-street spaces:
lot type:     asphalt   concrete   other
space sizes: sufficient off-street parking for existing land use: \( \pi \) yes \( \pi \) no
overall condition:

landscaped islands: ☐ yes ☐ no

end islands or bay dividers:

□ yes □ no:

meet adjacent separation requirements: □ yes □ no meet opposite separation requirements: □ yes □ no  Landscaping □ yes ⋈ no (if none is present) is there room for landscaping on the property? ⋈ yes □ no	Curb Cuts on Texas Avenue
Landscaping  yes in the property of the proper	how many: curb types: standard curbs curb ramps curb cut closure(s) suggested? yes
Landscaping  yes in the property of the proper	if yes, which ones:
□ yes ⋈ no (if none is present) is there room for landscaping on the property? ✓ yes □ no comments: ○ yes ⋈ no (specify) ○ (Type of merchandise/material/equipment stored)  dumpsters present: □ yes □ no are dumpsters enclosed: □ yes □ no  Miscellaneous is the property adjoined by a residential use or a residential zoning district?  ✓ yes □ no (circle one) residential use residential zoning district is the property developable when required buffers are observed? ✓ yes □ no  if not developable to current standards, what could help make this a developable property?  Other Comments:	meet adjacent separation requirements:   yes   no   meet opposite separation requirements:   yes   no
Outside Storage  yes on (specify)  (Type of merchandise/material/equipment stored)  dumpsters present: ges on are dumpsters enclosed: ges on no  Miscellaneous  is the property adjoined by a residential use or a residential zoning district?  yes on (circle one) residential use residential zoning district is the property developable when required buffers are observed? ges on no  if not developable to current standards, what could help make this a developable property?  Other Comments:	Landscaping
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□ yes  □ no	comments: empty lot
Miscellaneous is the property adjoined by a residential use or a residential zoning district?  yes no (circle one) residential use residential zoning district is the property developable when required buffers are observed?  if not developable to current standards, what could help make this a developable property?  accessible to alley: yes your of the Comments:	Outside Storage
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is the property adjoined by a residential use or a residential zoning district?  yes no (circle one) residential use residential zoning district is the property developable when required buffers are observed? yes no if not developable to current standards, what could help make this a developable property?  accessible to alley: yes no  Other Comments:	dumpsters present: □ yes □ no are dumpsters enclosed: □ yes □ no
yes $\square$ no (circle one) residential use residential zoning district is the property developable when required buffers are observed? yes $\square$ no if not developable to current standards, what could help make this a developable property?  accessible to alley: $\square$ yes $\square$ no  Other Comments:	Miscellaneous
is the property developable when required buffers are observed?  If yes one if not developable to current standards, what could help make this a developable property?  accessible to alley: or yes of no  Other Comments:	is the property adjoined by a residential use or a residential zoning district?
if not developable to current standards, what could help make this a developable property?  accessible to alley:  yes  no  Other Comments:	yes □ no (circle one) residential use residential zoning district
accessible to alley:  yes pro  Other Comments:	is the property developable when required buffers are observed?
Other Comments:	if not developable to current standards, what could help make this a developable property?
Other Comments:	
	accessible to alley: □ yes pro

no